

## BZA Application No. 21257

**Newlen Early Childhood Educational Services**  
**405 Riggs Road, NE**  
**March 26, 2025**

### **Applicant**

Newlen Early Childhood  
Educational Services  
Newton Lennon

### **Zoning Attorney**

~~Sullivan & Barros, LLP~~  
Sullivan & Barros, LLP  
District of Columbia  
Martin Sullivan

CASE NO.21257  
EXHIBIT NO.25

### **Project Architect**

Kendrick Richardson

## History and Requested Relief

- The Property, located in the R-2 zone, is improved with a two-story building used as a church and childcare center.
- In 1998, the Church requested and the BZA granted a special exception in BZA Case No. 16322 for a portion of the Building to be used as a CDC for 59 children and 11 staff, subject to a 10-year time limit and other conditions. The space was originally used by the Church Daycare (Faith Day Care and Learning Center).
- Newlen began using the space in 2016. They also operate another successful location on Michigan Ave. and have been operating there since 2021. When Newlen took over, it did not realize there was a time limit – it was not noted on the C of O.
- The Applicant is now seeking to reinstate the original approval, through this new BZA case, as the previous BZA order expired in 2008. Newlen has operated in this space since 2016. The Applicant is not proposing to increase capacity nor change any conditions of the original approval, only to continue the approved use.
- Accordingly, the Applicant is requesting special exception approval under U-203.1(h) to continue the previously approved use.

## Community & Agency Support

- The Office of Planning recommends approval.
- DDOT has no objection.
- ANC 4B voted unanimously in support.

## Operational Details

Program Overview: Newlen serves children ages 2-5 using Creative Curriculum, a scientifically-based, comprehensive educational approach.

Quality Recognition: Designated as a High-Quality program by the Office of the State Superintendent of Education (OSSE).

Mission: To prepare children and families for the future through comprehensive early childhood education and family support programs in a bilingual and multicultural setting.

Experienced Staff: Newlen's administrative and teaching staff have a combined 100+ years of experience.

### Operations & Logistics

Hours of Operation: Monday - Friday, 7:00 AM – 6:00 PM.

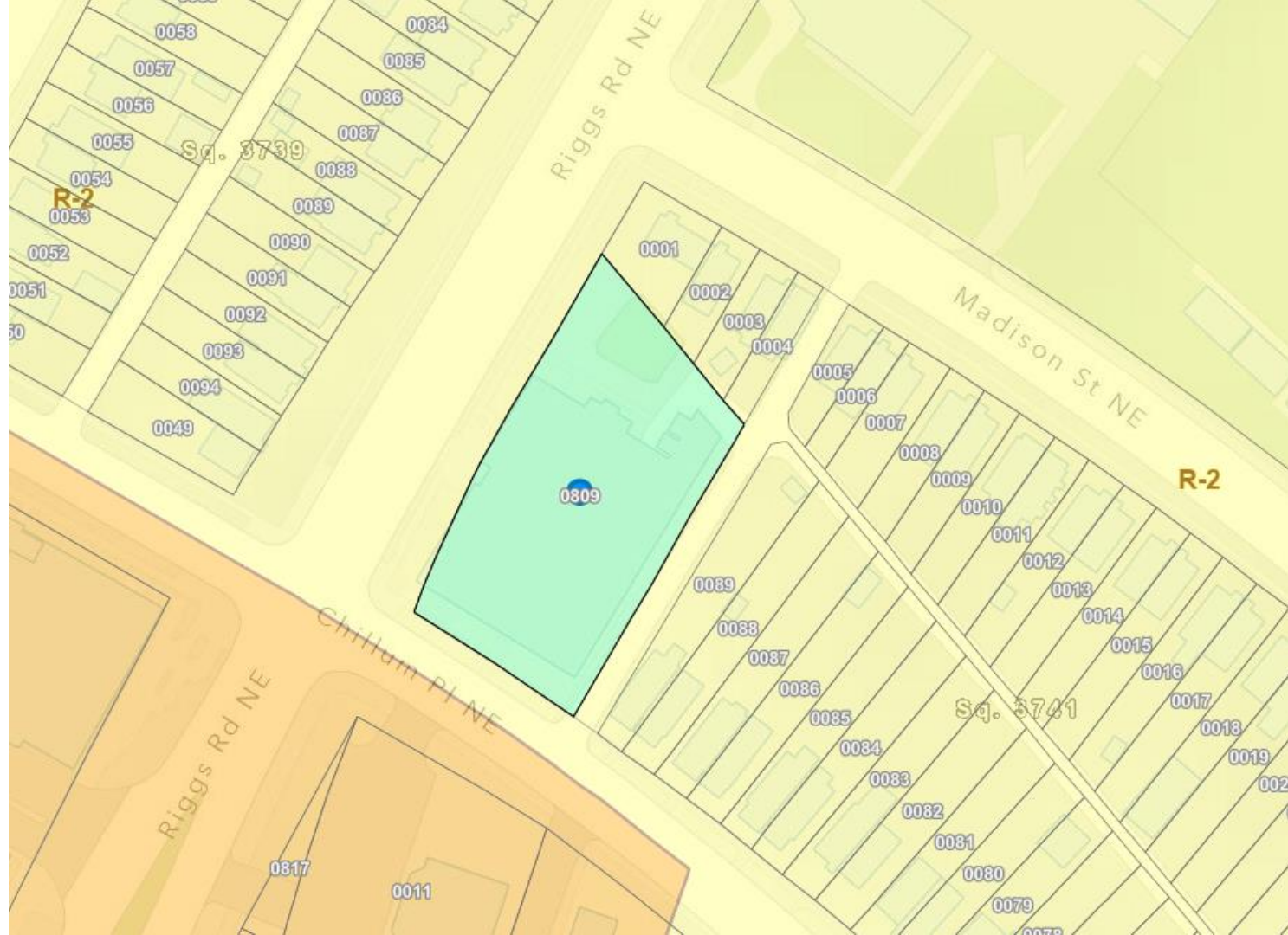
Entrance Location: Chillum Place, NE, separate from the Church entrance on Riggs Road.

Parking & Transportation:

- Ample street parking is available in front of the school and surrounding area.
- Pick-up & drop-off runs smoothly, with most families driving and some walking or biking in warmer months.
- Drop-off hours: 7:00 AM – 9:30 AM.
- Pick-up hours: Typically between 3:30 PM – 5:30 PM.

Staff Parking:

- Staff can park on-site or use ample available street parking.
- On-site parking at the rear and additional space near the alley ensures that Newlen meets or exceeds the required two parking spaces.







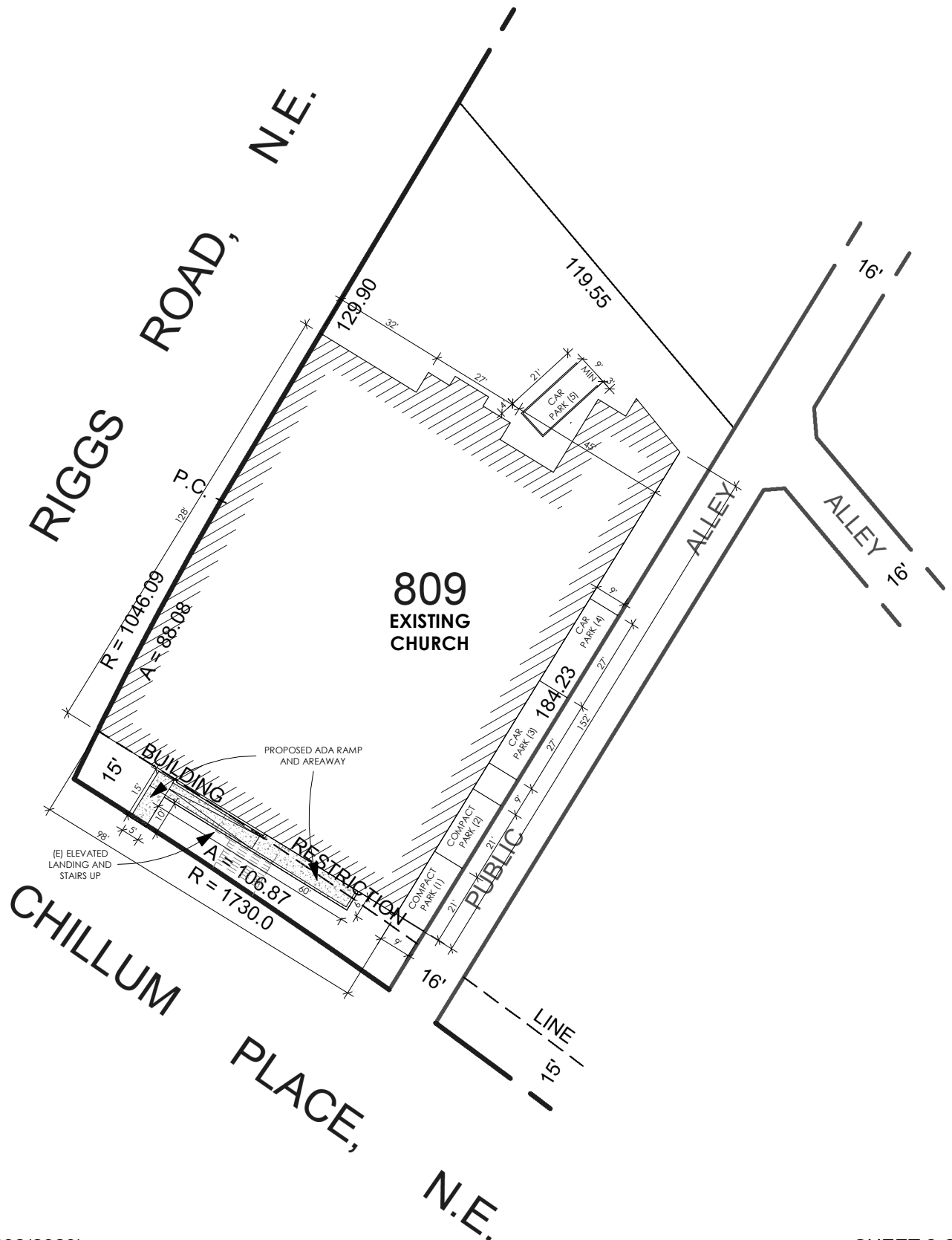
**Subj. Property**  
405 Riggs Rd., NE

This is an aerial photograph of a residential neighborhood. A red pin is placed on a property, with a red arrow pointing down to it. The property is located on the east side of Riggs Rd, NE, just south of its intersection with another street. The surrounding area includes various residential buildings, some with flat roofs and others with gabled roofs, and a large green field in the bottom right corner.

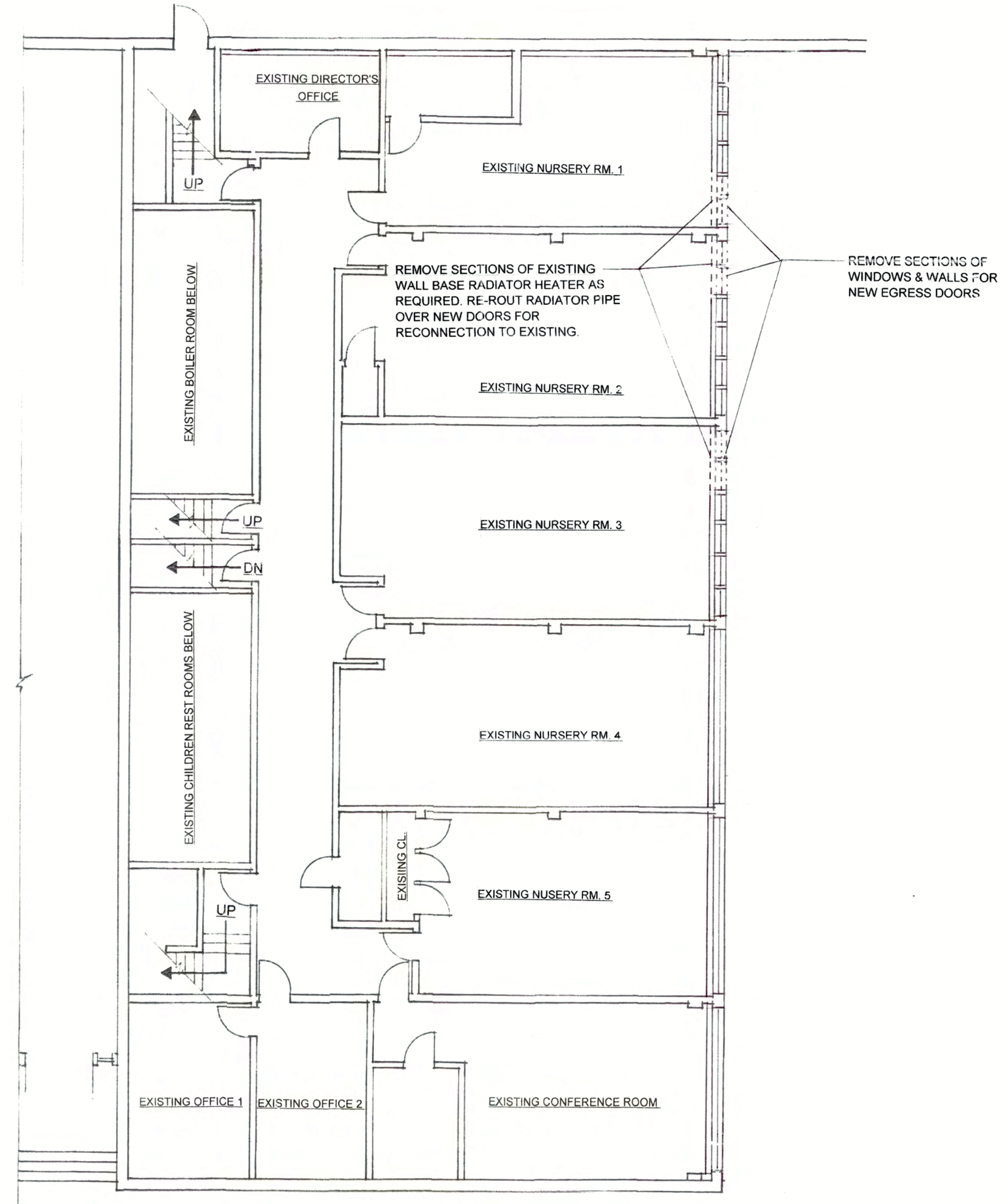
Newlen Early Childhood  
School Readiness Center

405 Riggs Rd NE

SQUARE 3741







# **DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"



DATE	REVISIONS	ISSUE DATES

(301) 868-5900

FAITH MORAVIAN CHURCH OF THE NATION'S CAPITAL  
NEWLEEN EDUCATIONAL SERVICES  
405 RIGGS ROAD NE, WASHINGTON, DC 20011

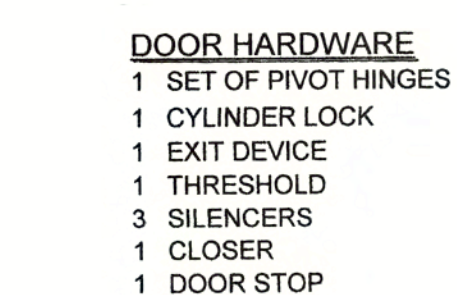
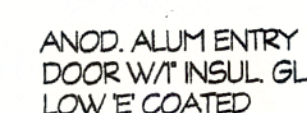
PROJECT No.

SHEET TITLE:  
DEMOLITION PLAN

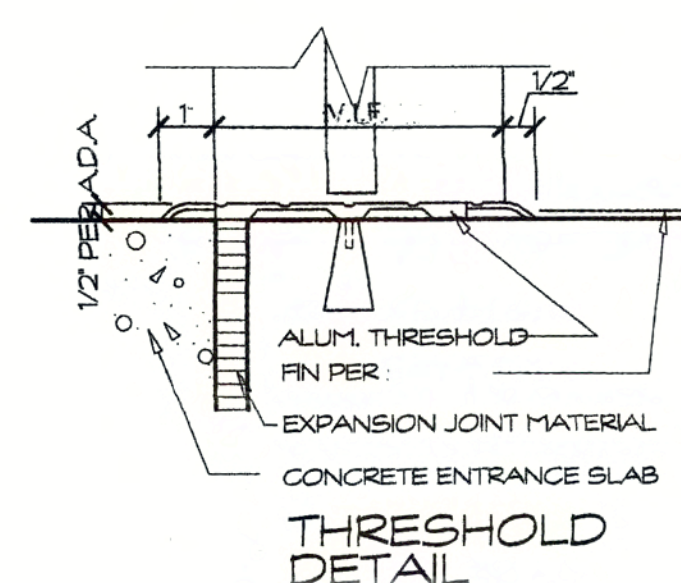
DRAWING No.  
**D-1**

DATE: 7/1/20 SCALE: DRAWN BY: CHECKED BY:





DOOR SIZE = 2'-8" x 7'-0" FOR DOORS (1) (2) AND (3)

[illegible]

(301) 868-5900

FAITH MORAVIAN CHURCH OF THE NATION'S CAPITAL  
NEWLEN EDUCATIONAL SERVICES  
405 RIGGS ROAD NE, WASHINGTON, DC 20011

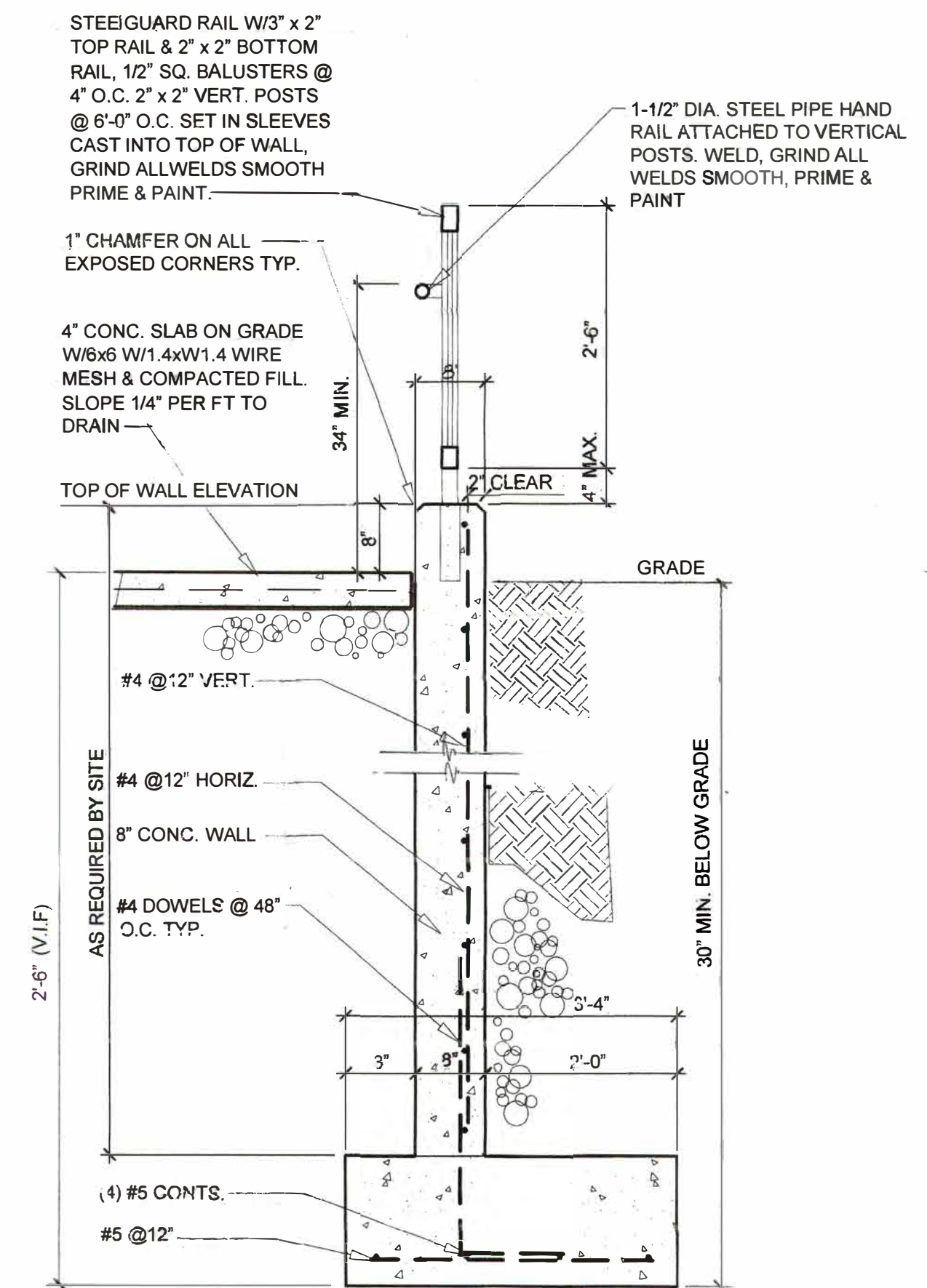
PROJECT No.

SHEET TITLE:

FLOOR PLAN & ELEVATIONS

DRAWING No.  
**A-1**

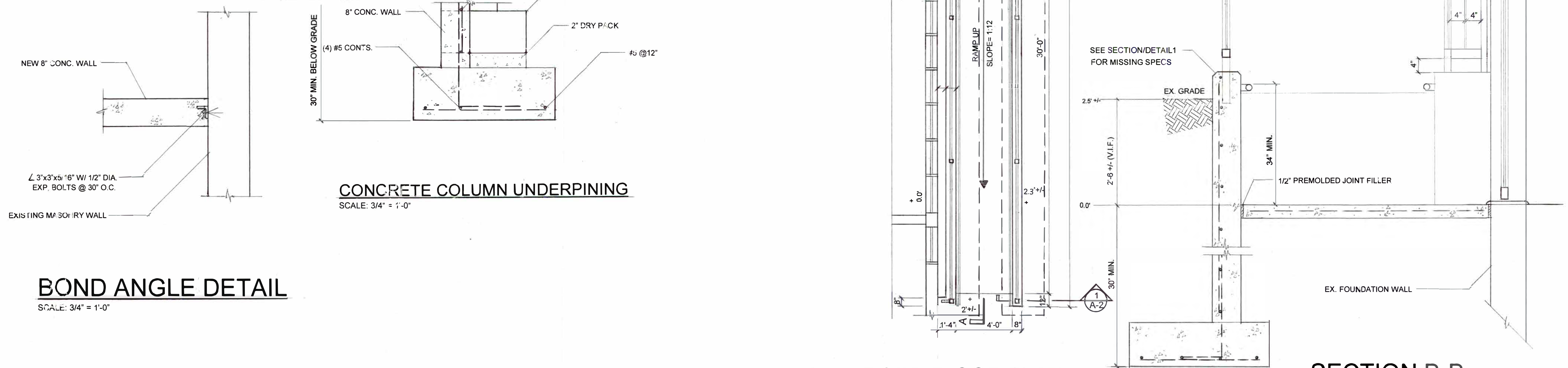




SCALE: 1/4" = 1'-0"




## SECTION / DETAIL 1



# ENLARGED FLOOR PLAN

SCALE: 1/4" = 1'-0"

**SECTION B-B**  
SCALE: 3/4" = 1'-0"

SHEET TITLE:  SECTIONS & DETAILS	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">           PROJECT No.         </div> <div style="text-align: center;">  </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">           DRAWING No.         </div> <div style="text-align: center; font-size: 2em; font-weight: bold; margin-top: 10px;">           AS-1         </div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">           (301) 868-5900         </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">           FAITH MORAVIAN CHURCH OF THE NATION'S CAPITAL            NEWLEEN EDUCATIONAL SERVICES            405 RUGGS ROAD NE, WASHINGTON, DC 20001         </div>
DATE:	SCALE:	CHECKED:
REVISIONS:	DATE:	ISSUE DATES:



## General Special Exception Criteria

The granting of a special exception in this case “will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...” (11 DCMR Subtitle X § 901.2).

In general, the Applicant’s request to reinstate the Original Approval, with 59 children and up to 11 staff members within an existing church is compatible with the originally approved use and other similarly situated centers approved by the Board.

Newlen has operated peacefully and as a good neighbor since 2016 and it will continue to operate with no issues. There are parking spaces available for staff and ample space for pick-up and drop-off, and available on-street parking in front of the entrance on Chillum Place.



Specific Criteria of U-203.1(h)	Proposed
(1) The facility shall be located and designed to create no objectionable traffic condition and no unsafe condition for picking up and dropping off persons in attendance;	<p>The facility has operated without any objectionable traffic conditions or safety concerns related to pick-up and drop-off. The entrance is located on Chillum Place, NE, separate from the Church entrance on Riggs Road, and is conveniently close to the sidewalk - the average drop-off takes 5 minutes. While most families drive, at least 5 families walk, and many choose to bike during the summer.</p> <p>Drop-off occurs between 7:00 AM and 9:30 AM, and pick-up takes place between 3:30 PM and 5:30 PM. Given the staggered drop-off and pick-up times, the facility's limited capacity of 59 children, and the availability of both walking and biking options, the daycare has maintained a smooth and effective transportation process since its opening.</p>
(2) Any off-site play area shall be located so as not to endanger individuals traveling between the play area and the center or facility;	The Applicant has a playground on the Property and therefore staff do not walk the children to off-site play areas.
(3)The BZA may require special treatment in the way of design, screening of buildings, planting and parking areas, signs, or other requirements as it deems necessary to protect adjacent and nearby properties; and	The Applicant will comply with any requirements.
(4) More than one (1) child/elderly development center or adult day treatment facility in a square or within 1,000 ft. of another child/elderly development center or adult day treatment facility may be approved only when the BZA finds that the cumulative effect of these facilities will not have an adverse impact on the neighborhood due to traffic, noise, operations, or other similar factors;	Based on a review of the area using publicly available information and the GIS Map, there is not another child development center within 1,000 square feet of the Property.